



Federal Emergency Management Agency

Washington, D.C. 20472

OCT 14 2005

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Gloria Molina
Chairwoman, Los Angeles County
Board of Supervisors
500 West Temple Street, Suite 856
Los Angeles, CA 90012

IN REPLY REFER TO:

Case No.: 05-09-1072P

Follows Conditional

Case No.: 01-09-183R

Community Name: Los Angeles County, CA

Community No.: 065043

Effective Date of

This Revision:

NOV 14 2005

Dear Ms. Molina:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Oakland, California, at (510) 627-7175, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,


Lloyd A. Hake, Project Engineer
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate

For: Doug Bellomo, P.E., Chief
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: Mr. Rod H. Kubomoto
Assistant Deputy Director
Water Resources Division
County of Los Angeles


Director of Engineering
Land Design Consultants, Inc.


President
Land Design Consultants, Inc.



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LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Los Angeles County California (Unincorporated Areas)	CHANNELIZATION DETENTION BASIN CULVERT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 065043		
IDENTIFIER	Stevenson Ranch Dam – P.D. 2528	APPROXIMATE LATITUDE & LONGITUDE: 34.386, -118.568 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

FLOODING SOURCE(S) & REVISED REACH(ES)

Pico Canyon Creek – from approximately 100 feet upstream of the Golden State Freeway to approximately 300 feet upstream of the Stevenson Ranch Parkway.

SUMMARY OF REVISIONS

Effective Flooding: Zone A
 Revised Flooding: Zone A
 Increases: YES
 Decreases: YES

* BFEs – Base Flood Elevations

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 065043 0460 B Date: December 2, 1980	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

* FIRM – Flood Insurance Rate Map; ** FBFM – Flood Boundary and Floodway Map; *** FHBM – Flood Hazard Boundary Map

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Lloyd A. Hake, Project Engineer
 Hazard Identification Section
 Mitigation Division

Emergency Preparedness and Response Directorate

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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the channel and culverts rests with your community. We may request that your community submit a description and schedule of channel and culvert maintenance activities.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth laws have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Lloyd A. Hake, Project Engineer
Hazard Identification Section
Mitigation Division

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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)****COMMUNITY INFORMATION (CONTINUED)**

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally M. Ziolkowski
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway Street, Suite 1200
Oakland, CA 94607-4052
(510) 627-7175

STATUS OF THE COMMUNITY NFIP MAPS

We are processing a revised FIRM and FIS report for Los Angeles County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which present information from the effective FIRMs and FIS reports for your community and incorporated communities in Los Angeles County, were submitted to your community for review on September 30, 2005. We will incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Mitigation Division
Emergency Preparedness and Response Directorate 106979 103105091072 102IC



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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)****PUBLIC NOTIFICATION OF REVISION**

This revision will become effective 30 days from the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific or technical data.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/fip>.

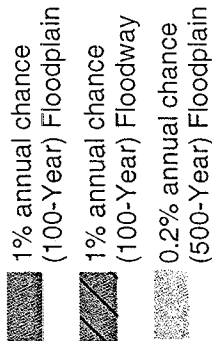
A handwritten signature in cursive script, reading "Lloyd A. Hake".

Lloyd A. Hake, Project Engineer
Hazard Identification Section
Mitigation Division

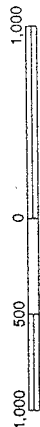
Emergency Preparedness and Response Directorate

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Legend



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

LOS ANGELES
COUNTY,
CALIFORNIA
(UNINCORPORATED AREAS)

PANEL 460 OF 1275
(SEE MAP INDEX FOR PANELS NOT PRINTED)

REVISED TO

REFLECT LOMR

DATED NOV 14 2005

COMMUNITY-PANEL NUMBER
065043 0460 B

EFFECTIVE DATE:
DECEMBER 2, 1980

Federal Emergency Management Agency

